

2010-009177

Klamath County, Oregon



08/03/2010 03:45:05 PM

Fee: \$37.00

GRANTOR NAME AND ADDRESS:

Estate of Viola Phelps
c/o Lynette G. Harvey
4216 Lombard Drive
Klamath Falls OR 97603

GRANTEE NAME AND ADDRESS:

Lynette G. Harvey
Glenda G. Beckman
4216 Lombard Drive
Klamath Falls OR 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan
435 Oak Avenue
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:**

Grantees

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 3rd day of August, 2010, by and between **Lynette G. Harvey, Personal Representative of the Estate of Viola Phelps, deceased, Klamath County Circuit Court Case No. 0903550CV**, hereinafter called the First Party and **Lynette G. Harvey and Glenda G. Beckman**, each as to an undivided one-half interest as tenants in common, hereinafter called the Second Party

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the First Party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Second Party and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, commonly known as 4757 and 4759 LaVerne Avenue. Klamath Falls, Oregon 97603, and legally described as follows, to wit:

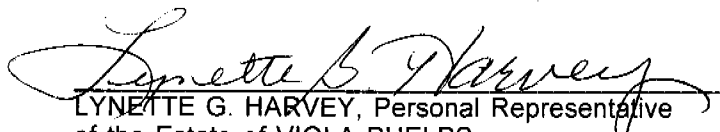
**Lot 34 of PERRY'S ADDITION TO LLOYD'S TRACTS, Klamath County,
Oregon, according to the official plat thereof on file in the records of the
Clerk of Klamath County, Oregon**

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.


IN WITNESS WHEREOF, the said First Party has executed this instrument the 3rd day of August, 2010.


LYNETTE G. HARVEY, Personal Representative
of the Estate of VIOLA PHELPS

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 3rd day of August, 2010, by LYNETTE G. HARVEY as Personal Representative of the Estate VIOLA PHELPS, deceased.




Notary Public for Oregon
My commission expires: 2-13-11